

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>01-428</u>	<u>CHURCH OF JESUS CHRIST ALMIGHTY</u>
<u>02-064</u>	<u>SKY VISTA LIQUOR, INC.</u>
<u>02-130</u>	<u>MEGA DISCOUNT LIQUORS #1, INC.</u>
<u>02-163</u>	<u>ARMANDO ABAD</u>
<u>02-357</u>	<u>ST. LUKE THE PHYSICIAN EPISCOPAL CHURCH</u>
<u>03-036</u>	<u>RICARDO F. JOVELLAR</u>
<u>03-144</u>	<u>PHILIP CARRIE</u>

APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso.' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.14 Acres

PRESENT ZONING: GU (Interim)

HEARING NO. 03-12-CZ11-2 (02-64)

28-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: SKY VISTA LIQUOR, INC.

NON-USE VARIANCE OF ZONING REGULATIONS prohibiting liquor package stores from selling alcoholic beverages on Sunday except during the month of December; to waive same to permit year-round sales on Sundays.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Lot 3, Block 1, WEST MILLER PLAZA, Plat book 136, Page 96.

LOCATION: 14754-56 S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7.46 Acres

PRESENT ZONING: BU-1A (Business – Limited)

HEARING NO. 03-12-CZ11-3 (02-130)

22-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: MEGA DISCOUNT LIQUORS #1, INC.

NON-USE VARIANCE OF ZONING REGULATIONS prohibiting liquor package stores from selling alcoholic beverages on Sundays except during the month of December; to waive same to permit year-round sales on Sundays.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Tract "A", BIRD LAKES PLAZA, Plat book 135, Page 88, less the west 175' of the south 205' thereof. ALSO LESS: The east 212' of the south 200' of Tract "A", of BIRD LAKES PLAZA, Plat book 135, page 88.

LOCATION: 14657 S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6.6 Acres

PRESENT ZONING: BU-1A (Business – Limited)

HEARING NO. 03-12-CZ11-4 (02-163)

23-54-39
Council Area 11
Comm. Dist. 10

APPLICANT: ARMANDO ABAD

- (1) NON-USE VARIANCE OF ZONING REGULATIONS to permit an addition to a townhouse residence setback 9' (20' required) from the rear (east) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 500 sq. ft. rear patio area of a townhouse to be enclosed with a privacy wall; to waive same.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Legalization of Family & Bathroom New Utility Room," as prepared by El-Sid Engineers, dated received 6/3/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 30, Block 5, ROYALE GREEN TOWNHOUSE, SECTION 2, Plat book 89, Page 65.

LOCATION: 4355 S.W. 129 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.08 Acre

PRESENT ZONING: RU-TH (Townhouse 8.5 units/net acre)

APPLICANT: ST. LUKE THE PHYSICIAN EPISCOPAL CHURCH

- (1) MODIFICATION of Condition #4 of Resolution 4-ZAB-148-83 and further modified by Resolution CZAB11-8-02, passed and adopted by Community Zoning Appeals Board #11, reading as follows:

FROM: "4. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'St. Lukes Episcopal Church,' as prepared by Richard C. Reilly, A. I. A., dated revised 4-5-83 on Page 1 and dated revised 3-17-83 on Pages 2 and 3; a survey is also on file as prepared by Biscayne Engineering Company, Inc., dated Oct. 27, 1982; and plans entitled 'Sprint PCS Zoning Drawings Proposed Bell Tower Transceiver Base Station,' consisting of 4 sheets as prepared by Arcadis, Geraghty & Miller, dated received 11-21-01."

TO: "4. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'Multi-purpose Room Addition,' as prepared by Neville & Assocs., P. A., Architect, consisting of 4 sheets, Sheets A-1 & L-1 dated last revised 4/8/03 and Sheets A-2 & A-3 dated 11/7/02."

The purpose of this request is to permit a revised site plan for a previously approved religious facility showing the addition of a multi-purpose room.

- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit the aforementioned multi-purpose room setback 57.84' from the interior side (north) property line. (75' required) (67' previously approved).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing), and under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The SW ¼ of the SW ¼ of the SE ¼ of the SW ¼, LESS the south 55' and the west 25', lying and being in Section 1, Township 55 South, Range 39 East.

LOCATION: 12355 S.W. 104 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.93 Acres Net

PRESENT ZONING: GU (Interim)

APPLICANT: RICARDO F. JOVELLAR

- (1) Applicant is requesting to permit a zero lot line residence setback varying from 5.08' to 5.92' from the interior side (west) property line (The underlying zoning district regulation requires 10').
- (2) Applicant is requesting to permit an 8' high wall (The underlying zoning district regulation permits 6' maximum height).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-family Zero Lot Line Dwellings) or under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition to the Residence of Mr. and Mrs. Jovellar," as prepared by Eusebio M. Mora, consisting of 7 sheets, stamped and sealed on 4/18/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 15, Block 14, BIRD LAKES SOUTH, SECTION 3, Plat book 135, Page 87.

LOCATION: 14635 S.W. 51 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.11 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: PHILIP CARRIE

- (1) Applicant is requesting approval to permit an addition to a single family residence setback 12.5' (25' required) from the rear (south) property line.
- (2) Applicant is requesting approval to permit a single family residence setback a minimum of 20' (25' required) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Covered Terrace for Phillip Carr," as prepared by Ruben J. Pujol, Archt., consisting of 1 sheet, dated, signed and sealed 4/29/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 1, CALUSA CONDOR, Plat book 117, Page 8.

LOCATION: 13200 S.W. 107 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8,942 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)